REAL ESTATE AT AUCTION.

Nothing Left for Pleasure

When You Pay High Rents-

This is the condition in many New York homes. The

remedy is to apply your rent money to the purchase of an apartment at Jackson Heights. By this method you will eliminate all rent waste, your money will be safely invested, and you will have something left over for the luxuries of life.

New Garden Apartments

READY FOR OCCUPANCY.

Also 7, 8, 9 and 10 Rooms-1 to 3 Baths

Every Room an Outside Room, Paring Large Private Park or Parked Street

Social and Business References Required

The Newest Apartments are Tax Exempt for to Years

22 MINUTES FROM 42nd STREET
Golf, Tennie Courte. Children's Playgrounds, etc.

To visit Jackson Heights, take Subway to Grand Central transfer to QUEENSBORO SUBWAY (Corona Line) to 25th St. Station—(Office Opposite Station)

The Queenshore Corporation Office 50 East 42nd St.

Forest Kills Gardens

15 MINUTES FROM PENN. STATION.
A place for those who appreciate Artistic Surror
A choice of houses and plots for sale.

3 Rooms \$60 to and 1 bath Par Month

5 Rooms 5 90 to and 1 bath Per Month

Per Month

Per Month

N. WYork City

4 Rooms \$85 to and 1 bath Per Month

6 Rooms \$115 to 1& 2 baths 115 \$185

REAL ESTATE AUCTION SPECIALISTS SINCE JULY, 1847 BRYAN L. KENNELLY

REAL ESTATE AT AUCTION.

(INCORPORATED) Real Estate Auctioneers

It Happened 284 Years Ago

Orloff Stevenson Van Cortlandt arrived in New York from Holland as an employee of the Dutch West Indies Company on a salary of about \$20 a month.

REAL ESTATE AT AUCTION.

It Happened 246 Years Ago Jacobus Van Cortlandt, son of Orloff, acquired all the land lying between Spuyten Duyvil, Riverdale and Ossining, and established the largest and most valuable estate

It Happened 130 Years Ago

The Van Cortlandts of this period spurned an offer of millions of dollars for their real property holdings above the Harlem River.

It Happened 78 Years Ago

General John Ewen bought from Judge Henry Whiting part of the Van Cortlandt estate which he had fourteen years earlier induced them to sell to him.

It Will Happen on

WEDNESDAY, OCT. 19

SPUYTEN DUYVIL AND RIVERDALE

On Spuyton Duyvil Parkway, Riverdale Ave., 230th, 231st, and adjacent thoroughfares and sold at

ABSOLUTE PUBLIC AUCTION

70% at 6%, 60% at 5%%. 50% at 5% may remain on mortgage Title Guarantee & Trust Co. Title Policies Free Messrs. Perkins & Train, Attys., 200 Fifth Ave., N. Y. C.

INSPECT THIS West Side Subway (5c. Fare) to 231st St. station, or

PROPERTY TO-DAY N.T. Central Ry. (Harlem Division), or N.Y. Central
(Hudson River Division) to Sputten Duyvil station.

Buy and Build Before Jax Exemption Law Expires

PUBLIC AUCTION TOMORROW

OPPORTUNITY TO BUY One of the Best Located Westchester

"THE OASIS" Harrison and White Plains, N.Y. Harrison and White Plains, N.Y.
65 Acres of the most beautiful landscaped grounds in Westchester County,
with large frontage on North St. and
Kennellworth Road. With gardener's
cottage of 6 rooms and bath, electric
light. Garage for 2 cars and numerous
outbuildings on the property. Capable of Subdivision into Building Lots
with street and riverfrontage.

2498 AMSTERDAM AV.

Adjetning S. W. Cer. 184th St.

4 story front and 2 story rear
buildings, size 22.11x100x22½.

Lamont McLoughlin, Esq., Atty.,
305 Broadway, N. Y. C.

EXECUTORS' SALE

Robert S. Pettigrew and Susan J.

BUILDERS-HOMESEEKERS-INVESTORS-SPECULATORS

READ THIS LETTER

REGENT REALTY COMPANY

33-35 WEST 42ND STREET

NEW YORK, N. Y. Gotober 5th, 1921.

Bryan L. Kennelly, Inc., Real Estate Anctioneers, 149 Broadway, N. T. C.

We have decided to LIQUID ATE all our Bronz lots and hereby authorize you to offer at ABSOLUTE AUCTION, to the HIGHEST BIDDERS, at noon, on Wednesday. November 2nd, in the Exchange Salesroom, 14-16 Vescy Street, all these properties which are situated at:-

these properties which are situated at:

47 LOTS

Morris, College and Teller Avenues,
between 169th and 172nd Streets.

27 LOTS

Sedgwick, Undercliff and Popham Aves.,
between 176th and 177th Streets.

150 LOTS

Morris Park Avenue, White Plains Ave.,
and adjacent streets in the

Van Nest and Unicoport Sections.

15 LOTS

Woodlawn Heights - opposite Van Cortlandt Park, -238th to 241st Streets.

ACREAGE

Materfront property, 17 acres, Eastchester Shipping Canal, opposite Pel ham Park.

In advertising please call particular attention to the fact that these properties are in well built-up locations and near subways and trollers. Also to the very liberal terms: 65% on mortgage for 1, 2, or 3 years at 5%, or 75% at 54%. TITLE POLICES of the Title Guar-antee & Trust Company will be given free to all purchasers.

Very truly yours.

REGENT REALTY COMPANY. President.

THINK WHAT THIS MEANS

EXTRAORDINARY OPPORTUNITIES in the best and most highly improved sections of the WEST and EAST BRONX that may be bought at your own price in time to benefit by the TAX EXEMPTION LAW.

I have examined these choice lots and can recommend their purchase for improvement or investment.

NEXT WEDNESDAY

(Columbus Day)

OCTOBER 12TH

at 2 P. M. on Premises

AUCTION SALE 260 CHOICE LOTS 260

at BABYLON, L. I.

THE ALL-YEAR HOME COMMUNITY On Deer Park Avenue.-Swampawam Park One Hour from N.Y. Best Train Service on South Shore

WRITE OR TELEPHONE FOR ILLUSTRATED BOOKMAPS BRYAN L. KENNELLY 149 BROADWAY (SINGER BLDG.)
TELEPHONE CORTLANDT 1547 (INCORPORATED)

EBL/M.

ve 59th St .- 5th Av. to North River. **BROADWAY CORNER** 17,500 square feet

BELOW 96th ST. Improved with a Taxpayer, which could be leased to responsible tenant AT 6 TO 7% NET A Wonderful Speculation

CITY REAL ESTATE.

and Investment Wood, Dolson Co., Inc.

PLOT 100x100 West End Avenue

in the Eighties

Available for immediate improvement with high class apartment house

Address "A.A.B." 416 Herald Herald Square

782 WEST END AVENUE Modern fireproof, elevator building.
6-6 Rooms, 1-2 Baths, 82,500-52,706.
Immediate Fossession. gton Heights, Above 125th St West of 8th Av.

READY BUYERS, ATTENTION! former, six story elevator, 101.5x100, Wazh-tion Heights section. Layout, 7 stores, 5s 7s, 6s. Income \$41,000, Price \$240,000 Five story high class walk-up, 50x100.
Layout, 8 5s, 1 6. Income \$16,000. Asking 505,000. Washington Heights section.
Five story high class walk-up, size 58x100.
Excellent Washington Heights location. Layout, 1 4, 1 5, 1 6 and 1 7. Income \$16,700.
Laking \$96,000.

further particulars inquire of E. J. MAAS REALTY CO., INC., West 102d St. Phone Riverside 0804

SACRIFICE. Attractive three-story residence, garage; plot 32x110.

Best residential section of Washington Heights. PRICE \$30,000 (easy terms)

L 2118 Herald, Herald sq.

CITY REAL ESTATE. Borough of Manhattan-Miscellane

-TO LIVE BROKERS-1 offer for sale several tenements, apartments, New Law Hounes and private dwellings, purchased from estates, etc. Prices low, terms easy. Full commission.

SIMON MYERS, Se Park Row. Operator. Phone Cortlandt 256.

igh of Bronx-Sule or Bent **ATTENTION!** OLD HOMESTEAD, CLAFLIN ESTATE,

17 very large rooms, building 94 feet front by 64 feet deep, corner plot 150x100 feet, suitable for a home or

Now the price for a quick sale, \$25,000; will accept \$7,500 cash, balance or rigage at 5% for 10 years. For particulars call to O'HARA BROS., 200th St. and Webster Ave.

UNIVERSITY HEIGHTS JUST COMPLETED A CITY HOME AMONG COUNTRY SURROUNDINGS.

1879 HARRISON AVE. One and Two Family Houses Une and I wo a supportment, in-cluding one and two our garages. (casonable Prices. Reasonable Terms is minutes from Lexington and Jerome Av. Sulway, 6th and 9th Av. "L." WM. L. PHELAN Phone Fordham 2650.

ATTENTION!

Five story, 10 family flat, steam heat lectric light; rent \$4,616; expenses \$2,776; price \$24,750; cash \$6,500.

J. CLARENCE DAVIES 149th St. and Sd Av.

"The News Is Out" Uncle Sam likes Fordham Good enough for Uncle **Douglas-Gettell** 6 W. Fordham Rd. 6214 Fordham

16 ACRE PLOT THROGG'S NECK SECTION JAMES L. WELLS CO.

CITY REAL ESTATE.

and inspect the following houses we are offering for sals, at reasonable prices and terms, near all transit and shopping con-

ONE FAMILY HOUSES.

4,295 Verio Av., 236th St.—New cosey private house, 6 large rooms, parquet floor, electricity, steam heat, Rudd instantaneous gas, hot water heater. Terms \$3,000 cash first payment.

235 East 235th St.— Nice, cosay 6 room house and bath, full lot; price \$7,500. Terms \$8,000 cash down.

66 East 236th St., near Napier Av. Van Cordandt Park, large 11 room house, steam, electric, 2 porches, 2 car garnes, large plot of land, all for \$16,000; will accept \$4,000 cash down.

3,262 Decatur Av., 207th St.—
High ground, nice 10 room house, 2
baths, heat, electric, parquet floors, 2
porches, 2 lots, only \$6,000 cash down
balance on mortgage. 153 Rochelle St., near Belden

Point—City Island, nice 7 room house, bath, electric, oak floors, porch, fox100 feet; price \$10,500. Terms \$4,000 cash down, balance mortgage.

2,742 Marion Av., corner 197th St.

-Corner private house, steam electric,
buy now and owner will alver to suit;
nice place for doctor; price and terms
reasonable. TWO FAMILY HOUSES.

254 East 239th St., West of Katonah Av., near pretty Van Cortlandt
Park, reached by 6th av. L and Leaington av. subway to 213th st., last station, trolley to 238th st., 5 minutes' waik
east to property; large, pretty two family house, 18 rooms, 2 baths, steam heat,
plot \$0x100 feet: only \$4,000 cash required down, balance on mortgage; possession.

CONCOURSE Corner -12 room, 2 family house, steam, electric, 2 car garage; price \$21,000; terms arranged; call to-day.

City Island, 159 Rochelle St., near Beiden Point, a pretty 2 family house, front and rear porches, 15 rooms, neally decorated, 2 bath rooms, parquet floors; plot 50kul00 test; price \$16,500. Terms arranged; call to-day. WANTED

Will you sell your real astate? Mail full particulars.
Call to-day for your selection, while they last; open from 11 to 3 o'clock. O'HARA BROS.,

200th St. & Webster Ave. A BEAUTIFUL FOUR ROOM APARTMENT TO LET AT 4966 BROAD-WAY opposite Isham Park; all improvements; convenient to 207th St. Subway Station and Broadway cars.

CITY REAL ESTATE

ATTENTION, COME OUT TO-DAY REAL BARGAINS. WEST BRONX. Account of needing ready cash, high class 5 story apartment, near Concourse, 46x100.
One 5 and three 4 room apartments or floor; latest improvements; 5 year bank mortgage; \$30,000; rentals \$11,040.
5 story new law corner, all improvements.
Three 4 room apartments, Rentals \$16,200; price \$90,000. No brokers, 5 story new law, all improvements.
Three 4 room apartments; lot 75x120.
RENTALS \$41,380. PRICE \$175,000,
SCHWAR & OO., 539 E. 160th.

NEW DETACHED HOUSES Attractive bungalow type. Room for garages. Two stories, 7 and 8 rooms and bath and laundries in large cellars. Located on highest land in Bronx Borough on 190 ft. street, with all city improvements. Hot water heat, electric light. Within half blook of subway station, just east of White Plains at an 2326 st. Price 512,750. Tax exempt aw applies for 10 years. Adapted for a doctor. See GEORGE HOWE, on premises.

\$1,500 BUYS these beautiful one family dwellings, balance on terms to suit. Plot 30x100. Houses 21x45, 6 and 7 rooms, all improvements: room for garage and garden. Open Sundays.

DANIEL HOULIHAN'S SONS, 7850-3630 Fordham.

Borough of Brooklyn-Sale or Rent.

MANUFACTURERS ATTENTION!

80,000, 75,000, 100,000 in moders buildings in Breoklyn, with R. R. sid-ings. Individual units can be pur-chased on easy terms or leased at

HOLT & MERRALL, Inc. Industrial Real Estate 342 Madison Ave., N. Y. Tel. Vanderbilt 4699.

Ready for Occupancy

TOP FLOOR VACANT.

51 E. 10th St., between Caton and Ch
Avs. 2 family whitestone, brownstone s
11 rooms. 2 baths. 2 separate entra
electric light, parquet floors; A-1 condi
Price \$10,500; cash down \$3,000.

C. F. HETZEL,

341 Presented Av. Plane South 13 FLATBUSH

Ocean Parkway, corper Av. U. About 12 lots, with old buildings. Will sacrifice at 118,000; terms to suit. DANIEL H. JACKSON, Owner, 185 BROADWAY.

CITY REAL ESTATE. Rorough of Brooklyn_Sale or Rent

> 12 Rooms — 3 Baths Possession and Terms T. B. & H. W. ACKERSON 26 Court St., Brooklyn

Borough of Queens-Sale or Rent,



New Houses 6 Rooms — 1 Bath 7 Rooms — 2 Baths 6 Rooms — 3 Baths

Low Prices Favorable Terms

Exceptional Building Sites are now available through the opening of Park Lane, a 100 foot Avenue, fronting on Forest Park, at the highest point in Queens.

EDGEWORTH SMITH, Inc.
Sole Agents

1 West 34th Street, New York
Phone Fittory 5250
Office at Kew Gardens
Phone Richmond Hill 1713

EXCEPTIONA LVALUE In New One-Family House.
ALSO A BARGAIN
In a Two-Family Corner,
SMALL CASH PAYMENT,
Balance Less Than Rent.
Apply to W. R. GIRSON,
Foot of Eimhurst Av. Station, Queensboro Subway (Corona Branch), From
Grand Central, or Junction and Burnside
Av., Elmhurst Manor. Tel. Newtown 2002.

CHAS. G. STEWART Hollis & Fillmore Ave

QUEENS VILLAGE, TAX EXEMPT.
Five rooms and tiled bath; detached Colonial; porch endosed; 80x100; modern improvement and individuality; 5,900, cast \$1,000, balance easy terms; ready for occu A. J. Waldron, Homes & investment proper CHAS. G. STEWART Holls & Fillmore Aves.

Arleigh

115 Sold Norwood Gardens

REAL ESTATE—OUT OF CITY. Long Island-Sale or Road,

REAL ESTATE—OUT OF CITY. Long Island-Sale or Rent.

YOU CANNOT BORROW MONEY ON RENT RECEIPTS But you CAN on A HOME

If you do not own a BUILDING PLOT come in and see US or send for our latest list No. 29 of Residential, Business or Waterfront PLOTS FOR SALE.

BUY AND BUILD NOW We own LOTS and PLOTS of all sizes and prices In every FREEPORT Section of FREEPORT to suit choice and Pocketbook of everyone WITH TERMS TO SUIT

Buy of US at First Cost, as we sell our own Properties only JOHN J. RANDALL COMPANY
Office 15 N. LONG BEACH AVE. FREEPORT, FREEPORT, L. I., N. Y.

CITY REAL ESTATE.

WEM HILLSIDE AVE JAMAICA

cerms.

EASTWOOD SECTION-Plot SOx100; 8
ceems and bath, with garage; all modern
improvements; price \$11,000; terms east,
HOLLIS COURT BLVD.—On plot 55x120;
as exempt; under completion; seven rooms
abth, all improvements; \$8,250; cash

CITY REAL ESTATE. Borough of Queens-Sale or Rent. **GLEN MORRIS**

Owner leaving town, will sell his one family detached house, consisting of living room, dining room, kitchen, four bedrooms, laundiny, glass enclosed porch front and rear, parquet, steam heat, electric, newly painted outside and decorated inside; immediate possession; screens, awnings for porch and all windows. House built on terrace in restricted section, two blocks Lefferts avenue station on Fulton st. "L." A bargain at \$5,500; must be seen to be appreciated, 11718 Sutter avenue, Richmond Hill. 4038-J. Phone. OUESENS VILLAGE. TAX EXEMPT Sutter avenue, Richmond Hill, 4628-J. Phon QUEENS VILLAGE, TAX EXEMPT. Beven rooms, tiled bath; detached Cotonia steam host; porch enclosed; 40x100; model improvement and individuality; \$9,200, cas \$1,000, balance easy terms; ready for o CHAS. G. STEWART Hollis & Fillmore Ave QUIDENS VILLAGE, TAX EXEMPT.
Six rooms, tiled bath; detached Colonia
steam heat; porch enclosed; 40x100; moder
improvement and individuality; 37,500, cas
\$1,000, balance easy terms; ready for occ

CHAS. G. STEWART Hollin & Fillmore Aves GREAT HOUSE BARGAIN.

26,000 buys beautiful \$8,000 house, fax exemption saves \$1,500. Garage space, hear school, half hour Manhattan; steam, electricity, decorations, parquetry, tiling, enclosed verands. \$1,000 cash, \$40 monthly. Phone Jamaica 4245.

67-ECIAL. SUBERGE OF Office, Green-87,150. De-87,150. De-MOMES Ava., Rien-Tax exampt. Ava., Rien-Tax exampt.

REAL ESTATE—OUT OF CITY.

KENSINGTON, GREAT NECK COLONIAL HOME, \$21,500 I am authorized by owner to offer for immediate sale a home designed by Aymar Embury, Architect. Fin-corner plot. \$5,000 cash or finance

Forest Lodge At Great Neck, L. I.

HARVEY CRAW LERS IN COUNTRY REALESTA

PARTERBURY

For Home Life Finished Houses

and Building Plans Finest section of Rockville Centre

\$550 PER LOT EDGEWORTH SMITH, Inc.

Concrete Roads, &c.

GREAT

FIVE FALL BARGAINS \$15,000, Dutch Colonial, 7 rooms, bath lot 60x100 ft.; garage, The special leader \$21,500, English Sciental, 6 bedrooms, bati maids' rooms, bath; 5 min. station; trees. acres, 336 ft. water front, 12 rooms, the; price \$125,000. Quick buyer, \$65,000

BAKER CROWELL, INC. Tel. 47 W. 34th St., Sunday Tel. teroy 88 N. Y. City Manhasset 415

FURNISHED Long Island Estate 20 Miles From New York.

MIMEDIATE POSSESSION.

bouse is in a choice but seclude,

me surrounded by 7 acres of bear

raid out grounds; has large Live

com, Library, Music room, Dinin

CRUIKSHANK'S SONS autifully Furnished Hon

Best residential section Fushing, I., I.
17 minutes from Pennsylvatia Station:
19 rooms, 4 open fireplaces, parque
floors throughout; sleeping porch; 2 cas
garage; fruit trees; lease for two years
credentials. Apply,
H. McClellan Sanborn, 61 South Parsons Ave., FLUSHING, L. I.

HUNTINGTON fings in first class repair am. Price \$4,650. R L. FIELD, Huntingto

121 ACRES

GOLF COURSE OR DEVELOPER ROOSEVELT, L. I. Sweer having move South sacrifices 3 story cottage, fully furnished; garage; chick en coop 150x170; 15 minutes walk to Freeper station. Anking 40,500, Mortgages 44,560

NORTH SHORK

Best Proporties for Sale and Lea WHEATLEY HILLS REAL ESTATE CORPORATION, 55 Liberty St., N. Y. Cort. ORTH SHORE attractive two acre NOTETH SHORE attractive two careight rooms, with improvements, two cargarage, fine fruit and garden; only thirtyfive miles out and one to train; \$65, easy
terms. Pine shore homes \$12,000 and up.

WARD & WARD

GLEN COVE, LONG ISLAND.

One of the most beautiful properties in the
section; thoroughly modern and in perfect
condition; fine view of Long Island Sound
and surrounding country.

J. L. BIRDSALI.

OLD GARDEN CITY.

Fully improved Restricted Building Plets.

Fully improved Restricted Building Pieta.
Size 40x100 and up. Terms Reasonable.
The Garden City Company, Garden City, L. L.
NORTH SHORE REAL ESTATE.
L'ECLUSE, WASHBURN 2 CO.,
25 Bast 40th St. Vanderolli 2554.

ASK MR. HALLERAN, FLUSHING, L. L. Real Estate Along the Great South Bay. hone Great Neck One Richard Kehne, Great Neck

CITY REAL ESTATE. Borough of Queens-Sale or Rant. \$2,000 Cash buys a new tax exempt 3-family frame; all improvements. Price \$8,500. HARRY F. SULLI-VAN & CO., 1611 Woodhawn Boulevard, near Jamaica Ave. Phone Richmond Hill 1136.

Borough of Richmond-Sale or Rent. FREE booklet, pictures of home for sale, COMMUTER.

FARM PROPERTY. STATE ROAD FARM-60 ACRES

"Near New York" Equipped Farm
58 Acres on Improved Road.
Fertile soil, big demand all crops; bright future, independence for you here; near R. R., hour New York city; 45 acres productive loamy tillage; brook watered pasture, woodland; splendid crchard, produced 300 woodland; splendid crchard, produced 300 crops; cother fruit; comfortable 7-room R. H., hour New 107s and the ductive loamy tillage; brook watered pasture, woodland; splendid orchard, produced 300 bbls, pears, other fruit; comfortable 7-room house, plazza; basement barn, new second barn. Owner retiring, includes crope, all stock, machinery, tools, etc. Only \$3,500, part cash, easy terms. Real money maker. Immediate inspection advised. Catalog free. ANDREW H. HAYE, Jr., 152 Park Ave., Plainfield. N. J. Plaintield. N. J.

108 ACRES
Good General Purpose Farm; ample outbuildings; 5 acres fruit; stream; near trollev; botween Philadelphia and Trenton,
ALBERT W. DRESSER, Burlington, N. J.

337-Acre Dairy Farm With

Horses, Poultry, 30 Cows and
young stock, hay, grain, full equipment included; in one State's most prosperous section close town; city markets; 160 acres
machine worked, very productive; 65 cow
spring waterod pasture; lots wood, timber;
fruit, 400 sugar maples; good 0 room house,
running water; 90 ft. basement barn, valued
\$4,000; silo, hay barn, stable, poultry house,
&c.; owner retiring; all \$6,800, part cash;
casy terms. Details page 26 new Illustrated
Catalog 1,100 Barsains. FREE, STROUT
FARM AGENCY, 150 F Nassau st., New
York city.